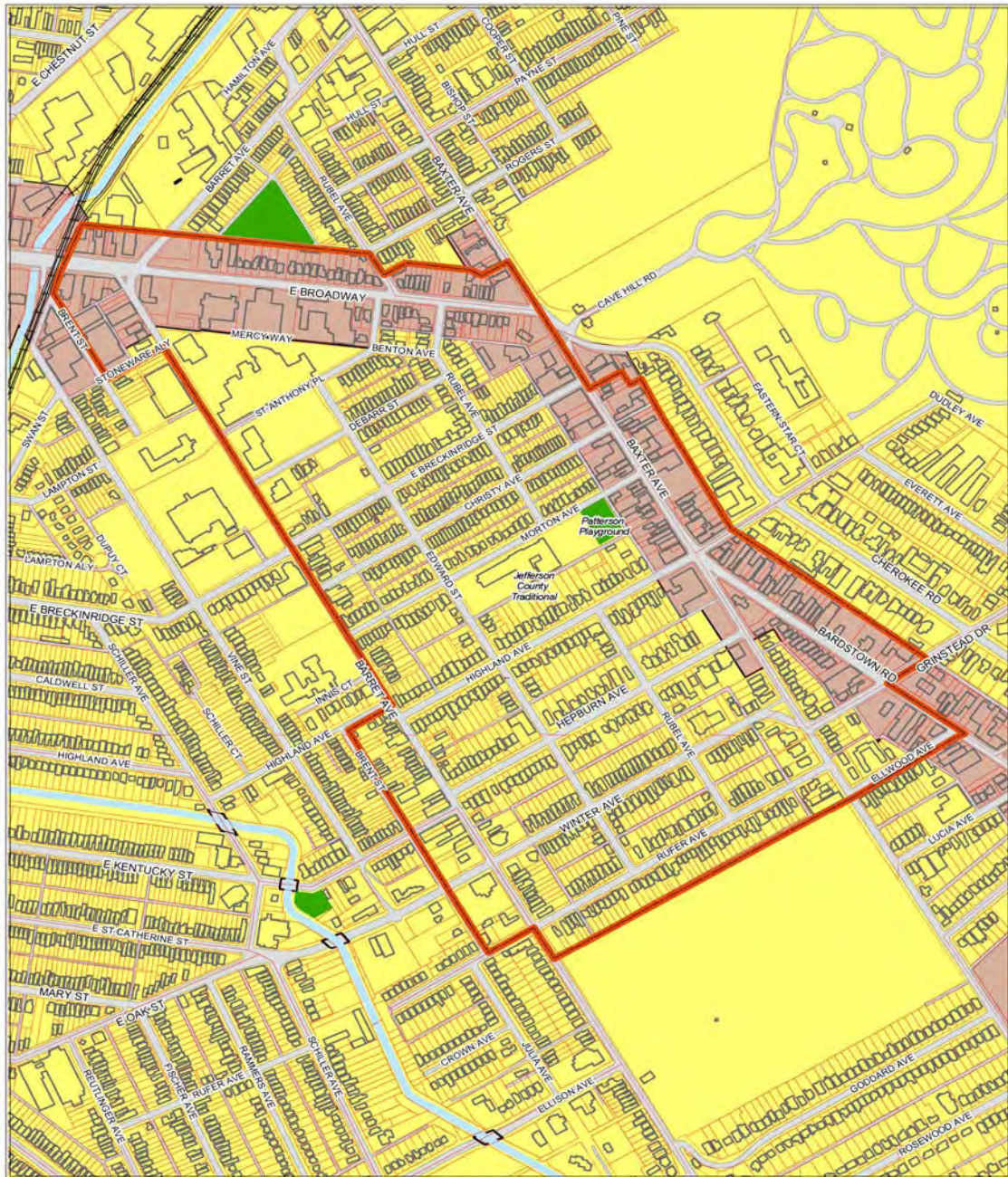


Appendix A

Existing Conditions

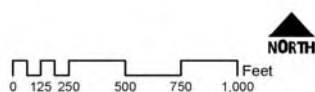
Cornerstone 2020 Form District

Cornerstone 2020 Form District



Original Highlands Neighborhood Plan

Form Districts



Legend

- TRADITIONAL MARKETPLACE CORRIDOR
- TRADITIONAL NEIGHBORHOOD
- Buildings
- Parcel Lines
- Active Railroad Feature
- Railroad Bridge
- Metro Parks
- Stream
- Original Highlands Study Area (Proposed)



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Demographics

Demographic Profile

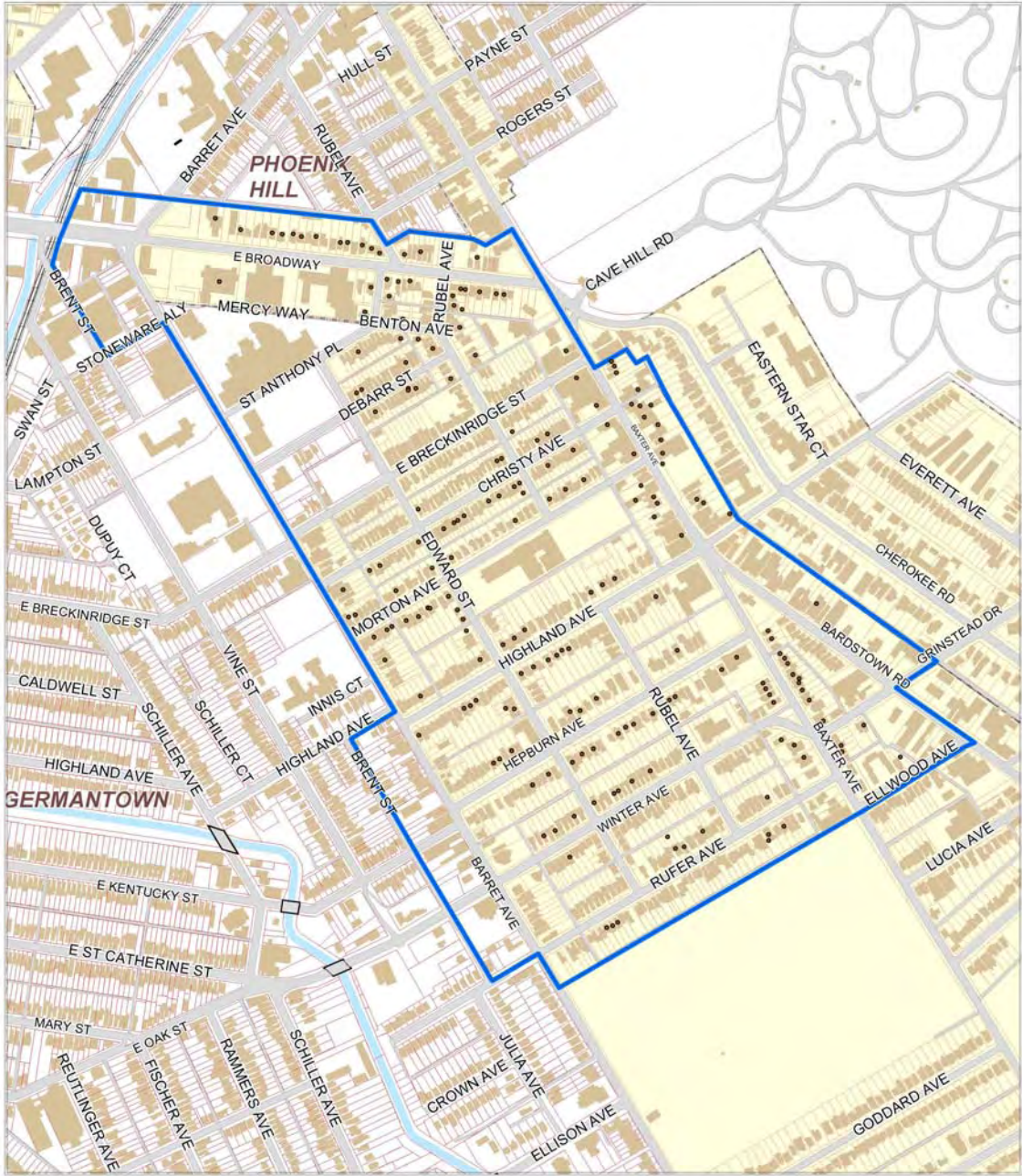
	Original Highlands		Jefferson County	
	1990	2000	1990	2000
POPULATION	1,860	1,862	664,937	693,604
	Original Highlands		Jefferson County	
RACE / ETHNICITY	Number	Percent	Number	Percent
White alone	1,660	89.2	530,648	76.5
Black or African American alone	52	2.8	129,282	18.6
American Indian and Alaska Native alone	0	0.0	1,576	0.2
Asian alone	25	1.3	8,999	1.3
Native Hawaiian and Other Pacific Islander alone	0	0.0	239	0.0
Other	107	5.7	11,359	1.6
Hispanic or Latino:	18	1.0	11,501	1.7
Total	1,862	100.0	693,604	100.0
	Original Highlands		Jefferson County	
AGE	Number	Percent	Number	Percent
4 and under	94	5.0	46,596	6.7
5 to 9	75	4.0	46,763	6.7
10 to 19	158	8.5	91,763	13.2
20 to 29	460	24.7	93,544	13.5
30 to 39	377	20.2	104,956	15.1
40 to 49	246	13.2	110,951	16.0
50 to 59	216	11.6	78,055	11.3
60 to 64	50	2.7	27,437	4.0
65 and over	186	10.0	93,539	13.5
Total	1,862	100.0	693,604	100.0
	Original Highlands		Jefferson County	
HOUSING SUPPLY	Number	Percent	Number	Percent
Owner-Occupied Units	458	44.6	186,387	60.9
Renter-Occupied Units	484	47.2	100,625	32.9
Vacant Units	84	8.2	18,823	6.2
Total Number of Units	1,026	100.0	305,835	100.0
Homeowner Vacancy Rate	0	0.0	0	0.0
Rental Vacancy Rate	0	0.0	0	0.0

	Original Highlands		Jefferson County	
HOUSING VALUES	Number	Percent	Number	Percent
Value up to \$50,000	20	4.5	17,126	9.2
\$50,000-\$99,999	216	48.5	75,140	40.3
\$100,000-149,999	152	34.2	48,500	26.0
\$150,000-199,999	28	6.3	21,339	11.5
\$200,000-299,999	23	5.2	15,304	8.2
\$300,000+	6	1.3	8,949	4.8
Total Owner-Occupied Units	445	100.0	186,358	100.0
Median Value	97,100	--	100,800	--
Monthly Rent up to \$250	36	7.0	3,552	3.7
\$250-499	360	70.5	51,577	53.3
\$500-749	104	20.4	25,335	26.2
\$750-999	8	1.6	4,647	4.8
\$1000+	0	0.0	1,738	1.8
Total Renter-Occupied Units	511	100.0	96,853	100.0
Median Rent	415	--	423	--
	Original Highlands		Jefferson County	
HOUSEHOLD INCOME	Number	Percent	Number	Percent
Under \$10,000	113	12.0	30,656	10.7
\$10,000-24,999	243	25.7	58,943	20.5
\$25,000-49,999	328	34.7	86,637	30.2
\$50,000-74,999	124	13.1	52,890	18.4
\$75,000-99,999	76	8.1	27,237	9.5
\$100,000-149,999	48	5.1	18,933	6.6
\$150,000-199,999	12	1.3	11,837	4.1
Total	944	100.0	287,133	100.0
	Original Highlands		Jefferson County	
EDUCATION	Number	Percent	Number	Percent
Under 9th Grade	71	5.3	25,039	5.4
9-12 Grade	86	6.4	59,229	12.8
High School	242	18.0	134,929	29.1
Some college	396	29.5	103,830	22.4
Associate Degree	81	6.0	25,940	5.6
Bachelor Degree	273	20.3	70,793	15.2
Graduate / Professional Degree	195	14.5	44,524	9.6
Total Population Age 25+	1,344	100.0	464,284	100.0

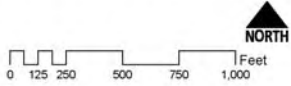
OCCUPATION	Original Highlands		Jefferson County	
	Number	Percent	Number	Percent
Management, professional, and related occupations:	459	38.4	110,677	33.1
Management, business, and financial operations occupations	197	16.5	44,644	13.4
Professional and related occupations	262	21.9	66,033	19.7
Service occupations:	251	21.0	47,317	14.2
Healthcare support occupations	22	1.8	6,326	1.9
Protective service occupations	15	1.3	5,515	1.6
Food preparation and serving related occupations	133	11.1	16,836	5.0
Building and grounds cleaning and maintenance occupations	49	4.1	9,741	2.9
Personal care and service occupations	32	2.7	8,899	2.7
Sales and office occupations:	275	23.0	95,673	28.6
Sales and related occupations	144	12.0	38,290	11.5
Office and administrative support occupations	131	11.0	57,383	17.2
Farming, fishing, and forestry occupations	0	0.0	546	0.2
Construction, extraction, and maintenance occupations:	89	7.4	28,105	8.4
Construction and extraction occupations	44	3.7	16,149	4.8
Installation, maintenance, and repair occupations	45	3.8	11,956	3.6
Production, transportation, and material moving occupations:	122	10.2	52,620	15.7
Production occupations	34	2.8	28,120	8.4
Transportation and material moving occupations	88	7.4	24,500	7.3
Total	1,196	100.0	334,392	100.0

National Register Historic Boundary

National Register Historic Boundary



**Original Highlands
Neighborhood Plan**
Historic Resources



- Legend**
- Original Highlands Study Area
 - Parcel Lines
 - Active Railroad Feature
 - Railroad Bridge
 - Stream
 - National Register Properties
 - Paved Road
 - Paved Bridge
 - National Register District

Map prepared by Steve Scamone
Last updated 11/14/05

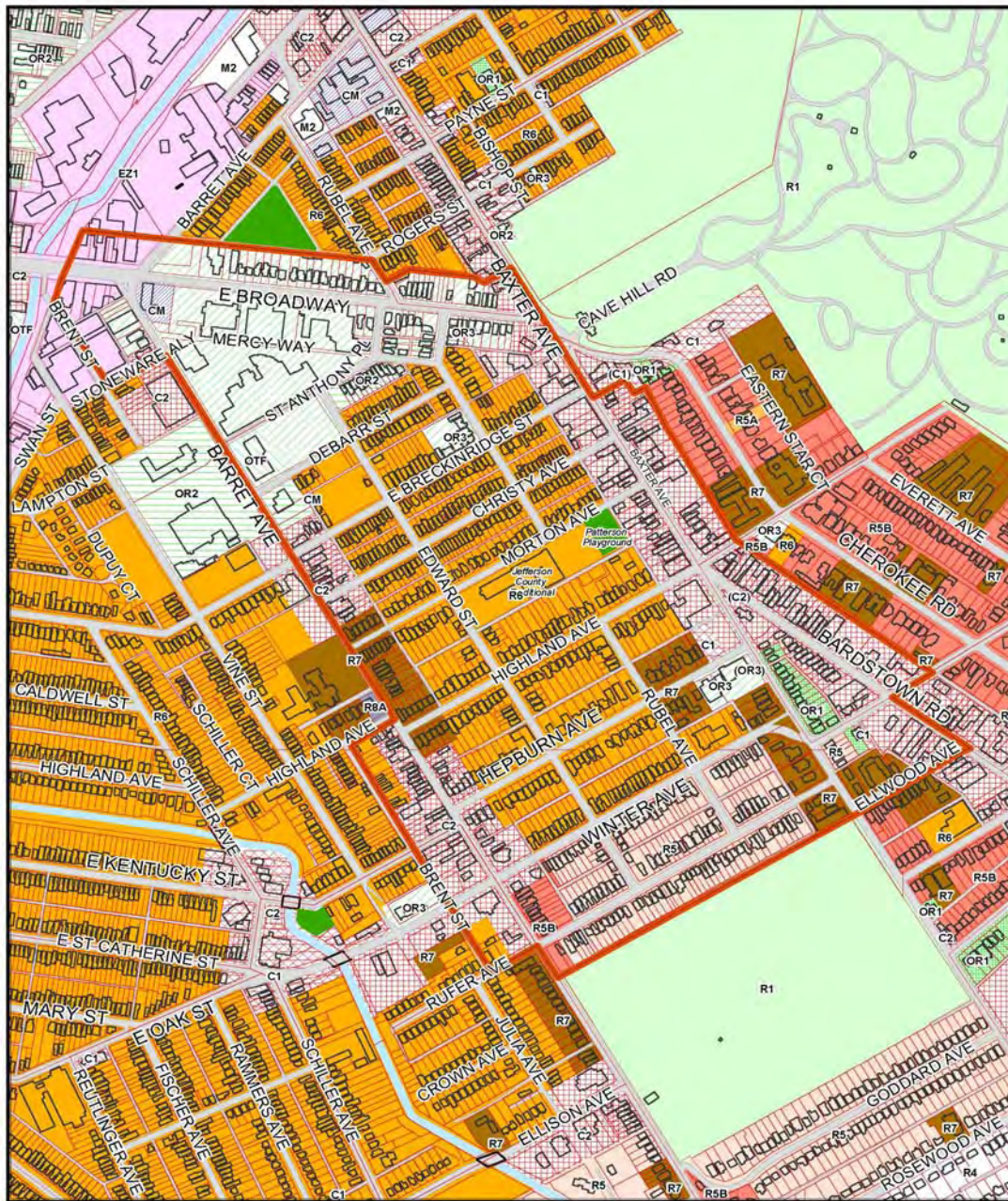
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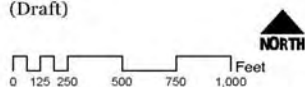
Original Highlands Zoning

Original Highlands Zoning



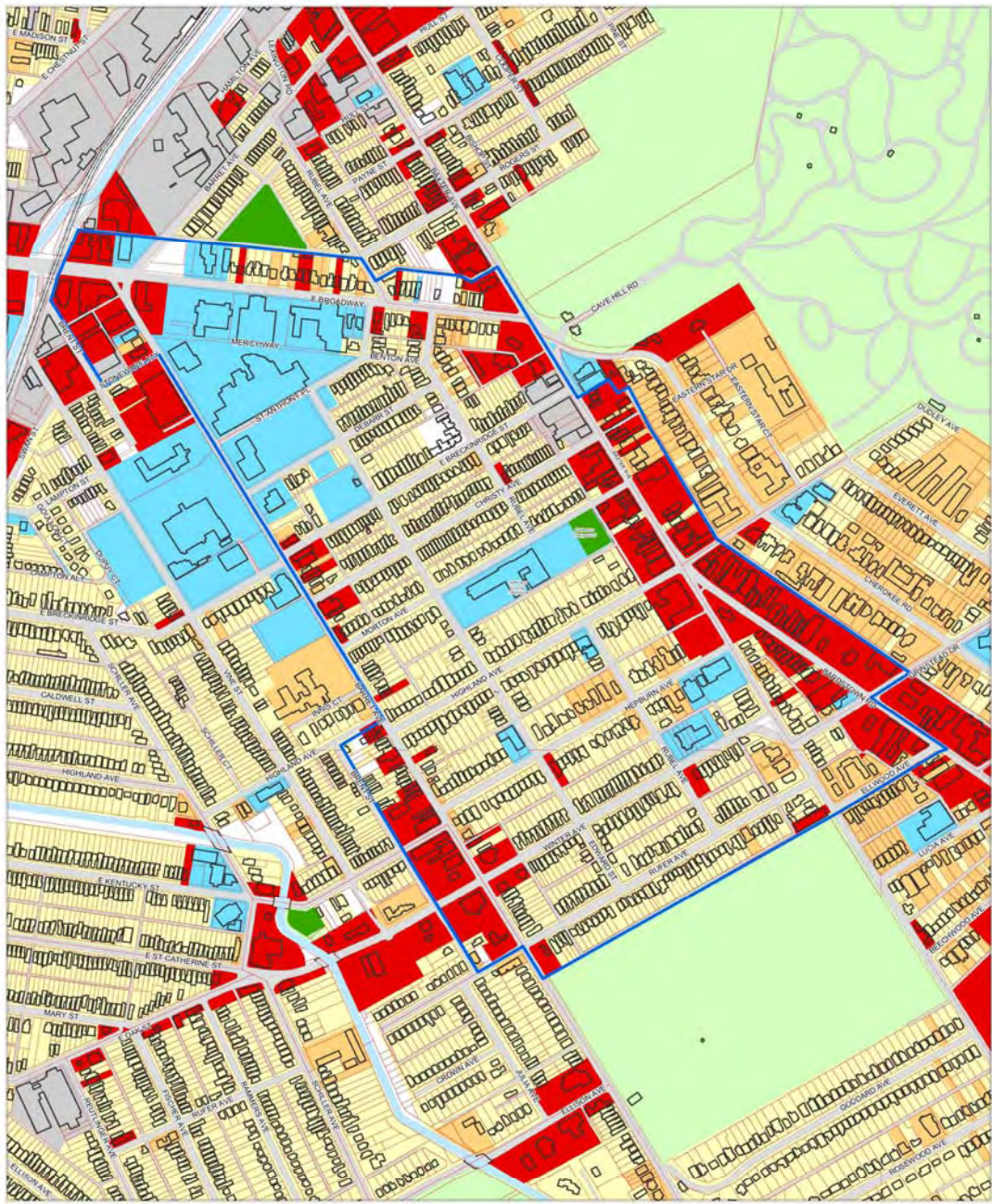
Original Highlands Neighborhood Plan

Zoning
(Draft)



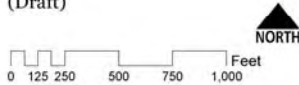
Original Highlands Land Use

Original Highlands Land Use



**Original Highlands
Neighborhood Plan**

Land Use
(Draft)

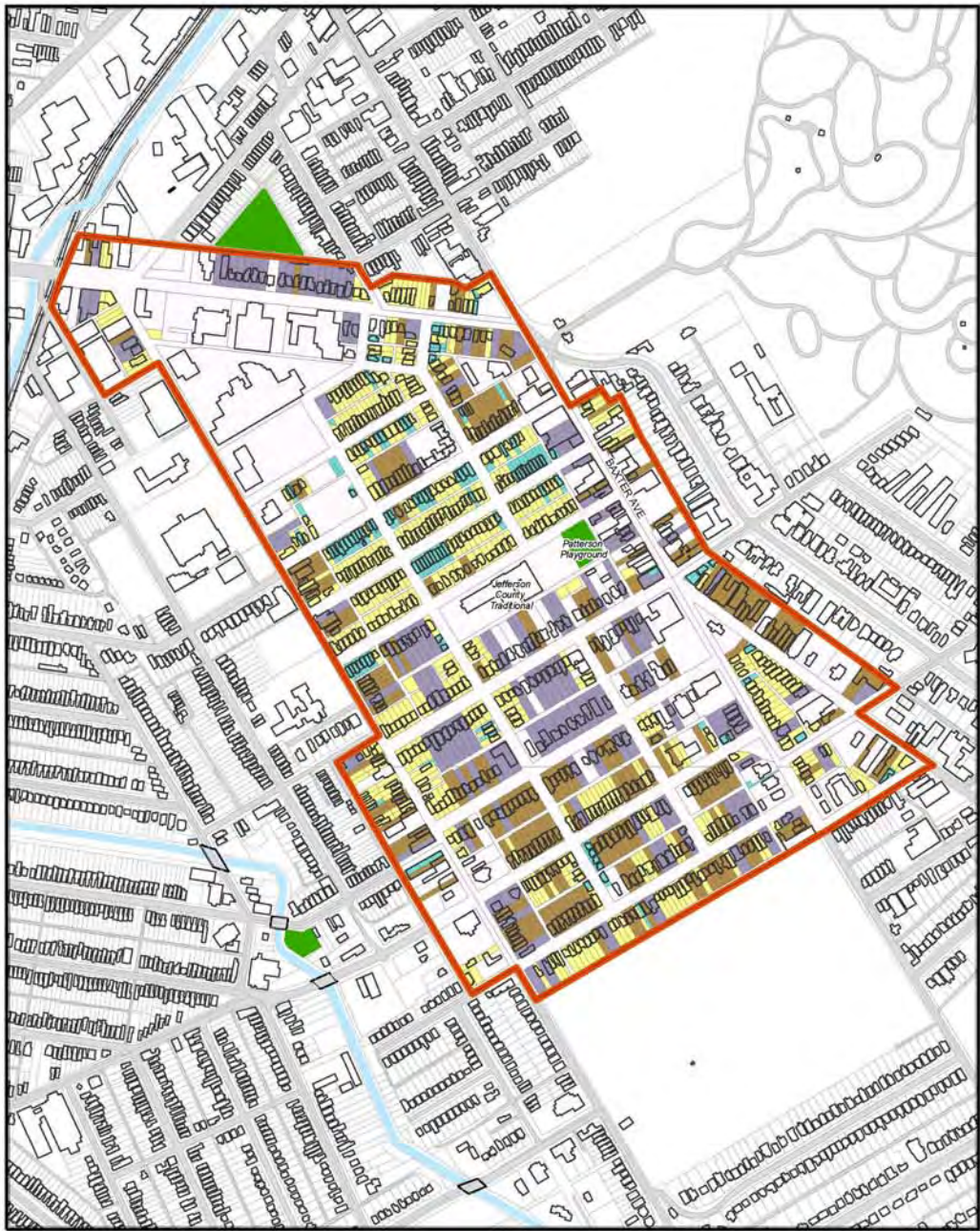


- Legend**
- | | |
|---------------------------|-------------------------|
| Land Use | Buildings |
| Commercial and Office | Parcel Lines |
| Industrial | Active Railroad Feature |
| Multi-family Residential | Railroad Bridge |
| Parks, Cemeteries, Etc. | Metro Parks |
| Public and Semi-public | Stream |
| Single Family Residential | OH_new_bound |
| Vacant and Undeveloped | |

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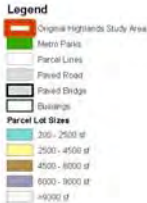
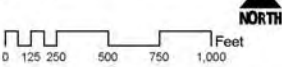
Original Highlands Lot Size

Original Highlands Lot Size



Original Highlands Neighborhood Plan

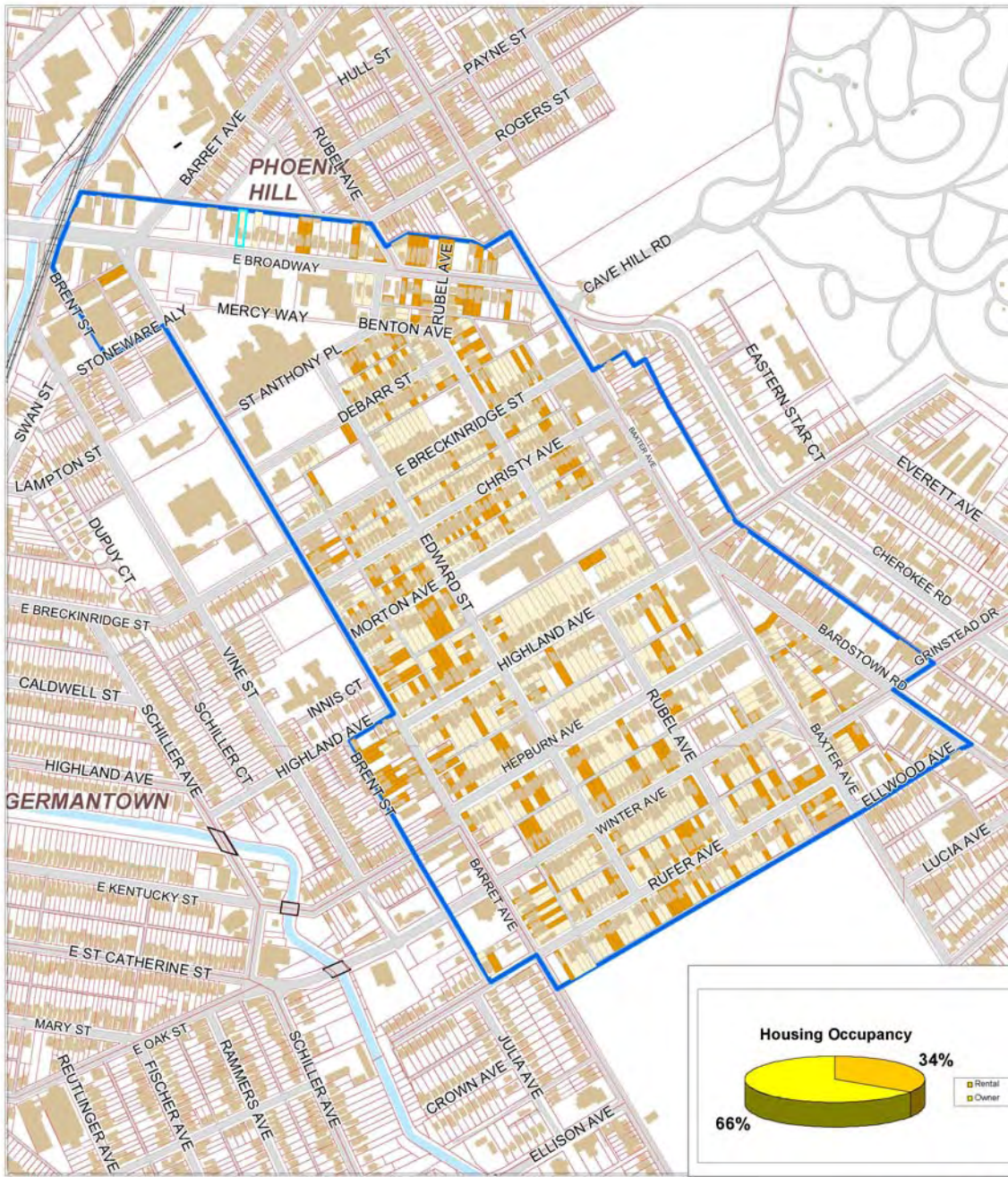
Parcel Lot Size
(Draft)



 
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Original Highlands Housing (Ownership/Rental)

Original Highlands Housing (Ownership/Rental)



**Original Highlands
Neighborhood Plan**
Occupancy
(Draft)

Legend

- Original Highlands Study Area (Proposed)
- Parcel Lines
- Active Railroad Feature
- Railroad Bridge
- Stream
- Paved Road
- Paved Bridge

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Louisville Water Company
Metropolitan Sewer District

Original Highlands Structure Use

Original Highlands Structure use



Original Highlands Alley Conditions

Original Highlands Alley Use



PARC Parking Study Assessment

PARC Parking Study Assessment

BARDSTOWN ROAD PARKING STUDY
 SUPPLY/DEMAND AND ALTERNATIVES ANALYSIS


MAY 5, 2006 FINAL REPORT

PROJECT # 10-2763.00

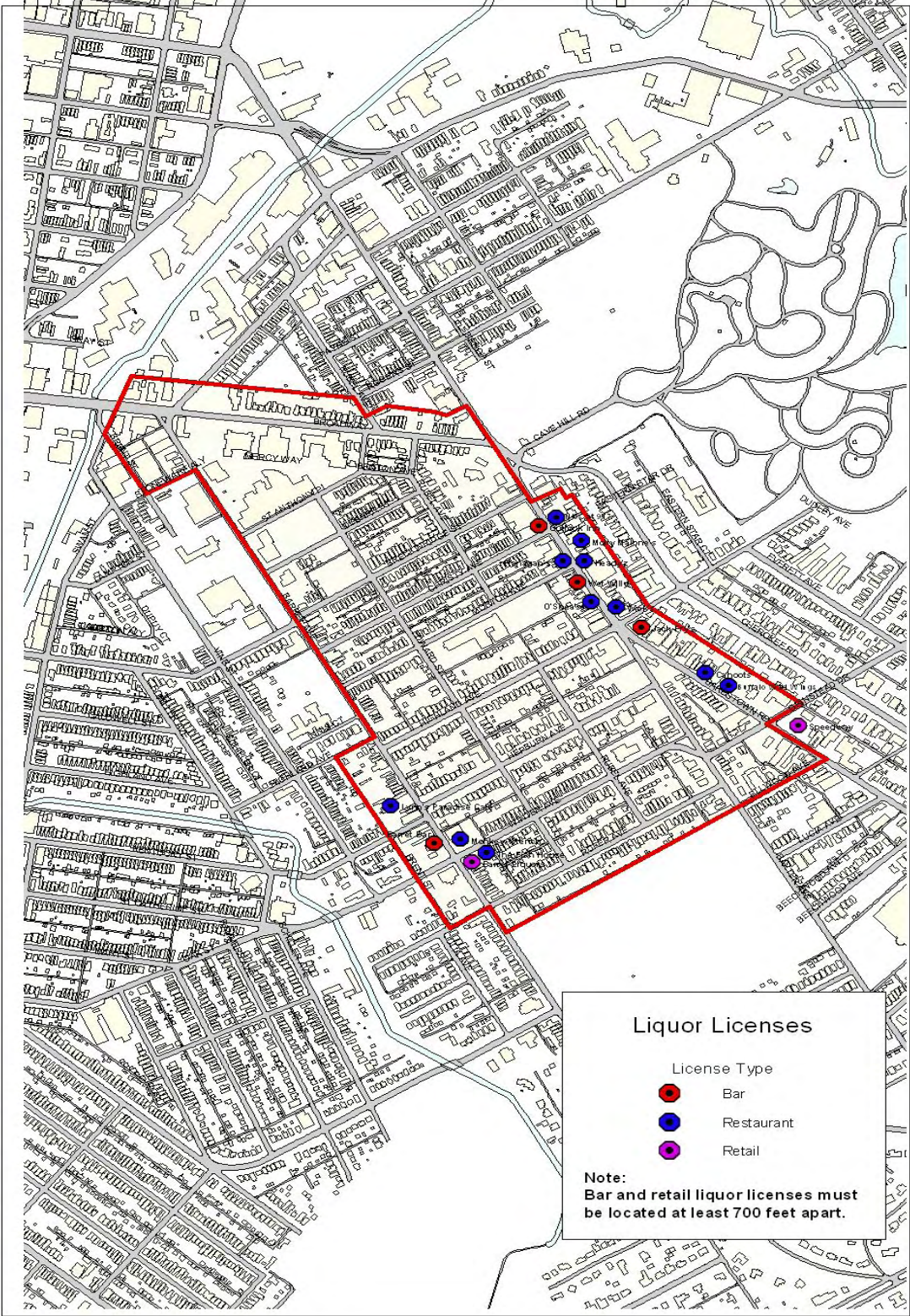
Figure 7: Future Parking Adequacy



Walker Parking Consultants, 2005

Liquor Licenses

Liquor Licenses



Appendix B

Zoning Codes

2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

Maximum Density And Far

1. Maximum Floor Area Ratio:

a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5

b. For all other lots: 0.5

2. Maximum Density:7.26 dwellings per acre

2.2.8 U-N Urban Neighborhood District

The following provisions shall apply in the Urban Neighborhood District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory buildings or uses
Agricultural uses
Churches, parish halls and temples
Colleges, schools, and institutions of learning (except training schools)
Community residences
Convents and monasteries
Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district.
Dwellings, Single-family
Family care home (mini-home)
Garage or yard sales
Home occupations
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
Parks, playgrounds, and community centers
Planned Development Option: in addition to other uses permitted in the UN District, which may include multi-family dwellings; dwellings, two-family; dwellings, attached; dwelling, single family with one zero-foot sideyard setback; and automobile parking areas when (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.
Residential care facilities
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District requirements in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio:0.75
Planned Development Option:.....3.0
2. Maximum Density:1 dwelling per lot
Planned Development Option:....58.08 dwelling units per acre

E. Urban Residential Zones

In areas being developed under the Planned Development Option which have been determined by the Legislative Body to meet the criteria of an urban residential zone set forth in KRS 100.201(3), all new construction and expansions of principal or accessory structures, and exterior alterations to existing structures (that require a permit), regardless of the use of the structure, shall be required to conform to the Approved Guidelines.

2.2.10 R-5B Residential Two-Family District

The following provisions shall apply in the R-5B Residential Two-Family District unless otherwise provided in these regulations:

The Residential Two-Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single family dwellings, two-family dwellings, semi-detached dwellings and carriage houses.

A. Permitted Uses:

Accessory buildings or uses
Agricultural uses
Carriage houses
Churches, parish halls and temples
Colleges, schools, and institutions of learning (except training schools)
Country clubs
Dwellings, Semi-detached
Dwellings, Single-family
Dwellings, Two-family
Garage or yard sales
Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
Home occupations
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
Parks, playgrounds, and community centers
Residential care facilities
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density: Two dwellings per

lot

2.2.11 R-6 Residential Multi-Family District

The following provisions shall apply in the R-6 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence
Dwellings, Multiple family
Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio: 0.75
2. Maximum Density:17.42 dwellings per acre

2.4.2 C-R Commercial Residential District

The C-R Commercial Residential District is primarily intended as a specialized district to promote the reuse of structures located in urban areas of Jefferson County that had been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses. C-R zoning may also be appropriate for new construction where a mixture of business and residential use is found to conform with the Comprehensive Plan and with any neighborhood plan covering the site.

A Permitted Uses:

All uses permitted in the R-7 Residential Multi-Family District.

B. Special Permitted Uses

The following uses, subject to the special requirements set forth in Paragraph D. 1, below are permitted:

Antique shops and interior decorating shops
Bakeries, retail sales on premises only
Barber shops and beauty shops
Bed and Breakfasts
Book stores and stationery stores
Candy stores, retail sales on premises only
Convenience grocery
Day care centers, day nurseries, nursery schools and kindergartens
Dressmaking
Drug stores or sundries stores
Day care centers, day nurseries, nursery schools and kindergartens
Florist shops
Laundering and dry cleaning pick-up shops and self-service (only)
 laundries
Offices, professional or business
Photocopying, word processing and similar office-support activities
Photographic shops
Photography studios
Restaurants and delicatessens as allowed in the C-I zone excluding
 drive-in facilities with a seating capacity not to exceed 20 persons
Saddle and harness shops
Shoe repair shops
Tailors

C. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

Maximum Floor Area Ratio: 3.0

Maximum Density:34.8 dwellings per acre

2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Agricultural uses

Antique shops

Athletic facilities

Audio/video recording studios, providing the building is sound proof

Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)

Bakeries, retail (all products produced to be sold on the premises only)

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Boarding and lodging houses

Bookstores

Bowling alleys, provided the building is sound proof

Car washes having prior approval by the agency responsible for traffic engineering

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Churches, parish halls, and temples

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community residences

Computer sales (hardware and software) and programming services

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale

Convenience groceries

Convents and monasteries

Country clubs

Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)

Day care centers, day nurseries, nursery schools and kindergartens

Department stores

Dressmaking or millinery shops

Drug stores
Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
Dwelling, Multiple family
Dwelling, Single-family
Dwelling, Two-family
Electric appliance stores
Establishments holding a retail malt beverage license, but that do not allow consumption on the premises.
Establishments holding a distilled spirits and wine retail package license, but holding no other ABC licenses that allow consumption on the premises.
Extended stay lodging
Family care home (mini-home)
Florist shops
Funeral homes
Furniture stores
Garage or yard sale
Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
Grocery stores, including fruit, meat, fish, and vegetable
Hardware and paint stores
Health spas
Home occupations
Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)
Ice storage houses of not more than five (5) ton capacity
Interior decorating shops
Jewelry stores
Laundries or laundrettes, self-service
Laundering and dry cleaning pick-up shops and self-service laundries
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
Medical laboratories
Music stores
Nurseries, retail
Office, business, professional and governmental
Parks, playgrounds, and community centers
Pawn Shop
Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
Pet shops
Photocopying, duplicating, paper folding, mail processing and related services
Photographic shops
Photography studios
Picture Framing
Radio and television stores
Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Residential care facilities

Restaurants, tea rooms and cafes including:

- 1) Restaurants with drive-through windows having prior approval by the agency responsible for traffic engineering;
- 2) Restaurants, tea rooms and cafes where dancing and entertainment is excluded;
- 3) Restaurant with outdoor seating where entertainment is excluded and no alcoholic beverages are served or consumed outside which is adequately screened and buffered from adjacent residential development.

Shoe repair shops

Shoe stores

Stationery stores

Tailor

Tanning salons

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.

Toy and hobby stores

Variety stores

Veterinary hospital, provided the operation is conducted within a sound-proofed building, no animals are boarded, and there are no runs or pens outside of the building

Wearing apparel shops

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio:1.0
2. Maximum Density:34.84 dwellings per acre

Use Mix - - Office and Residential Uses – When authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development

without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

2.4.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the C-1 Commercial District are allowed in the C-2 Commercial District as well as the following uses:

- ABC-licensed establishments, holding a license that allows consumption of alcoholic beverages on the premises.
- Auction sales, items transported to site of auction
- Automobile rental agencies
- Automobile repair garages
- Automobile sales agencies
- Billiard parlors; game rooms and similar entertainment uses
- Bingo halls and parlors
- Boat Sales and related storage
- Bookbinding
- Building materials, storage and sales provided all operations are totally enclosed in a building
- Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid
- Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building
- Dance halls
- Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises
- Equipment rental, where all activities are within a building
- Exposition building or center
- Flea market
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Furniture, storage
- Indoor paint ball ranges
- Monument sales
- Music and vocal instructions
- Plasma, blood collection centers, for profit
- Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building
- Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
- Public transportation passenger terminals
- Public utility buildings and facilities
- Refrigerated lockers
- Restaurants, where food and drink may be served or consumed, where dancing or entertainment is allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle

Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes

Rubber stamp manufacturing, where products are sold on premises

Sign painting

Skating rinks (ice or roller)

Tattoo, body art, and piercing parlors

Telephone exchanges

Theaters, enclosed within a building

Tourist homes

Training School, provided all training activities are located within a building

Upholstery and furniture repair shops

Used car sales areas, provided that no repair or re-conditioning of automobiles or storage of parts shall be permitted except when enclosed in a building

Uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building.

Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And FAR

1. Maximum Floor Area Ratio:.....5.0

2. Maximum Density:
- a. For 0 bedroom dwelling units only.....435 dwellings per acre
 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - c. For 2 or more bedroom dwelling units only 145 dwellings per acre

Use Mix - Office and Residential Uses – When authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.